

Cedar Glen Community Meeting



Minimum Buildable Lot Standards Lot Mergers Tax Defaulted Parcels

December 9, 2006

CEDAR GLEN COMMUNITY MEETING

INTRODUCTIONS AND PURPOSE

Kathy Thomas, RDA Administrator

MINIMUM BUILDABLE LOT STANDARDS

Jim Squire, Supervising Planner

TAX DEFAULTED PROPERTIES

Gary Hallen, Redevelopment Analyst



Introductions

LAND USE/ADVANCED PLANNING:

- Jim Squire, Supervising Planner

REDEVELOPMENT:

- Kathy Thomas, Redevelopment Administrator
- Gary Hallen, Redevelopment Analyst

THIRD DISTRICT:

- Cheryl Nagy, Community Liaison

BUILDING AND SAFETY:

- David Wallace, Regional Supervisor



Overview of Meeting

- **Why?** Explain why we are seeking to develop standards (i.e., create defensible space / preventative planning objectives)
- **What?** Outline options for minimum buildable lot standards
- **How?** How we seek to achieve desired results (e.g., lot mergers and tax defaulted properties)
- **When?** When will standards go into effect?



Minimum Buildable Lot Standards

Objective

To create standards that aim to: (1) provide the best defensible lot pattern; (2) minimize the impacts of natural hazards; (3) reduce density; and (4) improve the overall quality of life for the residents of Cedar Glen.



Current Development Standards

Standard	Lake Arrowhead	Small Lots
Minimum Lot Size	7,200 SF	5,000 SF or less OR less than 60 ft in width
Maximum Bldg Coverage	40%	-
Front, Rear, & Street Side Yard Setback	15 feet	15 feet front setback only
Maximum Bldg Height	35 feet	-
Minimum Lot Dimensions	Interior lot: 60/100 Corner lot: 70/100 1 acre+: 150 ft width	-
Maximum Lot Dimension	Less than 10 acres = 1:4 More than 10 acres = 1:3	-



Fire Safety Overlay

Fire Safety Overlay		
Standard	Minimum	Optimum
Interior Side Setback	5 feet	20% of lot width or 15 feet
Exterior Walls	10 feet between structures including adjoining parcels	30 feet

- **Projections**, such as eaves, cannot be closer than 5 feet from the property line.
- Additional **mitigation measures** are required if the minimum of 10 feet cannot be met.



Lot Merger Program

Objective

To reduce the number of small lots in the project area.

- Incentives include:
 - **Fee Waiver** (via grant) to merge 1 or more lots
 - Increases **defensible space** and reduces potential fire hazards
 - Reduces **road assessment** costs



Lot Merger Program

- On 10/31/06, the Redevelopment Agency Board of Directors approved a **land use grant program**.
- A total of **\$300,000** is available in the program.
- **Fees and costs associated with rebuilding/building**, such as engineering, architecture, County Building and Safety and Planning fees, geological surveys are eligible.
- **Reimbursement** program; maximum of **\$4000** per household
- Property owners are eligible for a lot merger fee waiver on a **first come, first serve basis**.



Tax Defaulted Properties

Objective

Tax defaulted properties are available in May for purchase to those who are interested in rebuilding or building in the Cedar Glen area.

- Incentives include:
 - Purchase and merge properties to **expand building opportunity**, increase **open space** or **buffer** between property owners.
 - Properties offered **at a discount**



Tax Defaulted Properties

Tax Defaulted Properties		
	Regular Tax Sale	Sealed Bid Process
Process?	Defaulted properties are offered for sale on the Internet.	Defaulted parcels are offered to adjacent property owners only.
Who Can Bid?	Anyone with Internet access and ability to pay.	Only adjacent property owner.
Determinant Factor?	Sold to the highest bidder.	Highest sealed bid by adjacent property owner.
Timing?	Highest bidder within designated time frame. Deed issued as soon as payment received and processed.	Highest sealed bid is awarded the property after payment. The process takes 12-18 months to complete.

Contact: Dennis Draeger at (909) 387-6383



Summary & Input

- Offer input at meeting
- Provide input via email or by snail mail
- Provide input by phone



Contact Us

3rd District Office

Danielle Borish
Cheryl Nagy

County Government Center
385 North Arrowhead Ave.
Fifth Floor
San Bernardino, CA 92415

Phone: (909) 387-4855
Fax: (909) 387-3018

Website:
<http://www.sbcounty.gov>

Advanced Planning and Building & Safety

Jim Squire
Phone: (909) 387-4810

David Wallace
Phone: (909) 336-0640

County Government Center
385 North Arrowhead Ave.
First Floor
San Bernardino, CA 92415

Redevelopment Agency

Kathy Thomas
Gary Hallen

215 North "D" Street,
Suite 202
San Bernardino, CA 92415

Phone: (909) 387-9804
Fax: (909) 387-9810

Website:
<http://www.sbcounty.gov/rda>



DEVELOPMENT STANDARDS

FIRE SAFETY 1 Building Standards 85.020220

LAKE ARROWHEAD 86.040550

SMALL LOTS 88.0901 & 88.0915

Minimum Lot Size		7,200 square feet	These requirements shall apply to lots that are 5,000 sq. ft. or less or that are less than 60 ft. in width. Section 88.0915 (a) Lot Merger Requirements and Exemption.
Maximum Lot Coverage (Building Coverage)		40%	
Front Yard Setbacks (Ft.)		15 feet	Reduced to no less than 15 feet.
Side Yard Setbacks (Ft.)	<p>All residential structures shall have interior side yard setbacks of 20% of the lot width. Interior side yard shall not be less than 5' and need not exceed 15'. Under no circumstance shall any projection into the interior side yard be closer than 5' from property line.</p> <p>Where possible, exterior walls a minimum of 30' building separation is required.</p> <p>Exterior wall separation shall not be less than 10' for all new buildings, including adjoining parcels.</p> <p>Where building separation is less than 10', additional mitigation measures may be required by the fire authority.</p>	20% of lot width, need not exceed 15 feet* (The side yard setback standards in the Fire Safety Overlay District [Section 85.020220 (b)] shall prevail.	Interior side: each side of each lot may be reduced to no less than 5 feet provided there is at least 10 feet between structures.
Rear Yard Setbacks (Ft.)		15 feet	
Street Side Yard Setbacks (Ft.)		15 feet	
Minimum Lot Dimensions		Interior Lot = 60/100; Corner Lot = 70/100; Lot Size 1 Acre + = 150 Wide	
Maximum Structure Height (Ft.)		35 feet	
Maximum Lot Dimensions		Greater or equal than 10 acres = 1:4; Less than 10 acres = 1:3	

County of San Bernardino
Economic Development and Public Services Group
Land Use Services Department
BUILDING AND SAFETY DIVISION



CONSTRUCTION REQUIREMENTS FOR FIRE SAFETY AREA 1 (FS1)

The Fire Safety Overlay District was created to provide greater public safety in areas prone to wildland fires.

- I. The provisions of the Fire Safety Overlay apply to the following types of construction activity for which the permit application is submitted on or after June 3, 2004:**
 - A. All development applications and/or construction permits for new buildings and additions.
 - B. The entire structure shall be retrofitted to comply when any addition, alteration, enlargement or reconstruction equals or exceeds 50% of the existing structure. The entire roof shall be retrofitted to comply when 25% or more of the existing roofing is replaced or repaired.
 - C. Any site construction, grading, and any other significant land disturbing activity.
- II. An approved Erosion and Sediment Control plan and permit will be required for all development projects, any site construction, grading and any other significant land disturbing activity within this Overlay District, except for ministerial projects within the FS2 and ministerial projects within the FS3 that are located on parcels that are less than one acre and that have a slope of less than 10%.**
- III. The Fire Safety Overlay District is divided into three fire safety areas to correspond to district geographic areas and the associated wildland fire hazard.**
 - A. Fire Safety Area 1 (FS1) includes those areas within the mountains and valley foothills. It includes all the land generally within the National Forest boundary and is characterized by areas with moderate and steep terrain and moderate to heavy fuel loading contributing to high fire hazard conditions.
 - B. Fire Safety Area 2 (FS2) includes those lands just to the north and east of the mountain FS1 area in the mountain-desert interface. These areas have gentle to moderate sloping terrain and contain light to moderate fuel loading. These areas are periodically subject to high wind conditions which have the potential of dramatically spreading wildland fires.
 - C. Fire Safety Area 3 (FS3) includes lands just to the south of the mountain FS1 area. These lands are primarily within the wildland-urban interface of the Valley Region and consist of varying terrain from relatively flat to steeply sloping hillside areas. Present and future development within FS3 is exposed to the impacts of wildland fires and other natural hazards primarily due to its proximity to FS1. These areas are subject to Santa Ana wind conditions which have the potential of dramatically spreading wildland fires during extreme fire behavior conditions.

IV. Construction Requirements for FS1:

- A. Roof covering: Roof coverings shall be either noncombustible or shall be fire retardant material not composed of organic fiber with a minimum Class A rating, as defined in the California Building Code. Tile shall be tight-fitting and the open ends of high-profile tile shall be capped with non-ignitable material to prevent birds' nests or other combustible material from accumulating. Gutters and downspouts shall be constructed of noncombustible material.
- B. Exterior walls and building separation for residential uses: Exterior wall separation standards are designed to reduce the exposure and risk from adjacent structural fires and to reduce the potential spread of fire from structure to structure. A minimum thirty (30) foot building separation is required, unless mitigated by the modified one-hour construction described in B(2) below.
 - (1) All residential structures shall have interior side yard setbacks of twenty percent (20%) of the lot width. Interior side yards shall not be less than five (5) feet and need not exceed fifteen (15) feet. Under no circumstances shall any projection into the interior side yard be closer than five feet from the property line. Wherever possible, exterior wall separations shall not be less than ten (10) feet for all buildings, including those on adjoining parcels.
 - (2) When exterior walls of residential and accessory buildings or portions thereof are within fifteen (15) feet of interior side or rear lot lines, or the exterior wall separation is less than thirty (30) feet, the outside of all such exterior walls or portions thereof shall be constructed with the modified one-hour construction. Modified one-hour construction shall be defined by the Building Official. (See the last page of this handout for Wood Sided Structures.) Where building separations are less than ten (10) feet, additional mitigation measures may be required by the responsible fire authority.
- C. Eaves: Eaves shall be solidly filled with tight-fitting wood blocks at least one and one-half (1 1/2) inches thick.
- D. Exterior glazing: Exterior glazing shall comply with the provisions of the California Building Code and with the following additional requirements:
 - (1) Exterior windows, window walls and glazed doors, and windows within exterior doors, shall be multi-layered glass panels (dual- or triple-paned), tempered glass, or other assemblies approved by the Building Official.
 - (2) Vinyl window frame assemblies shall be prohibited, except when they have all of the following characteristics:
 - (A) Frame and sash are comprised of vinyl material with welded corners;
 - (B) Metal reinforcement in the interlock area;
 - (C) Glazed with insulated glass or tempered;

- (D) Frame and sash profiles are certified in AAMA Lineal Certification Program (verified with either an AAMA product label or Certified Products Directory); and
 - (E) Certified and labeled in accordance with American National Standards Institute (ANSI)/AAMA/National Wood Window and Door Association (NWWDA) structural requirements.
- E. Exterior Doors: All exterior doors made of wood or wood portions shall be solid core wood. For exterior doors with inset windows, refer to IV.D. above.
- F. Address Numbers: All new and existing non-accessory buildings shall have internally illuminated, noncombustible building address numbers legible from the street in accordance with the provisions of the Uniform Fire Code as adopted by the County or the authority having jurisdiction.
- G. Structure openings: Louvers, ventilators, or openings in walls, roofs, attics, and underfloor areas having headroom less than four (4) feet in height which are not fitted with sash or doors, shall be covered with wire screen. The screen covering such openings shall be of corrosion-resistant metal or other approved material that offers equivalent protection and shall have a maximum mesh of one-eighth (1/8) inch. Eave-type attic ventilators and roof-mounted turbine vents are prohibited.
- H. Insulation: Paper-faced insulation shall be allowed in attics or ventilated spaces only if the paper is not exposed to the attic open space. Cellulose insulation is required to be fire retardant.
- I. Setback from National Forest Boundary: All buildings on lots which abut a National Forest that were created after March 9, 1988 shall be set back at least thirty (30) feet from the boundary of the San Bernardino National Forest.
- J. Chimneys: Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used, shall be maintained with a spark arrester. An approved spark arrester shall mean a device constructed of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge minimum of three-eighths (3/8) inch minimum to one-half (1/2) inch maximum openings, mounted in or over all outside flue openings in a vertical and near vertical position, adequately supported to prevent movement and visible from the ground.
- K. Fire hydrants: Fire hydrants shall be identified by a method specified by the Fire Authority.
- L. Fuel tanks: Fuel tanks (e.g., liquefied petroleum tanks) shall be located at least ten (10) feet away from any structure and in accordance with the Uniform Fire Code, the Table of Projections and the Storage Standards specified by Fire Hazard Performance Standards in Chapters 5 and 9 in Division 7 of the Development Code. Such tanks shall be secured to the ground.
- M. Water faucets: A minimum of two (2) three quarter (3/4) inch faucets with hose connections each served by a three quarter (3/4) inch waterline and installed prior to any pressure reducing device shall be available per habitable structure separated by at least one-third (1/3) of the perimeter of the structure. Such faucets should be on the side(s) of a structure facing fire hazardous areas whenever possible.

- N. Decks: Cantilevered or standard type decks shall be constructed with: 1) a minimum of at least one and one-half (1 1/2) inch wood decking; and/or 2) protected on the underside with materials approved for one (1) hour fire resistive construction; and/or 3) be of noncombustible materials, as defined in the California Building Code.
- O. Patio covers: Patio covers attached or within ten (10) feet of a residential structure with plastic, bamboo, straw or fiberglass or wood lathe lattice made of materials which are one half (1/2) inch or less in width shall be prohibited.
- P. Piping: Exposed piping, except for plumbing vents above the roof, shall be noncombustible as defined in the California Building Code.
- Q. Unenclosed or projecting assemblies: Unenclosed or projecting assemblies, such as cantilevered floors, bay windows, etc., which contain concealed space shall be protected on the exposed side with materials approved for the modified one-hour construction.
- R. Firewood Storage: All areas used for the storage of firewood, or other flammable materials shall either be at least thirty (30) feet away from all structures, or wholly enclosed within a structure.
- S. Where wood or vinyl fencing is used, there shall be a minimum of five (5) foot separation between the wood or vinyl fencing and the wall of the nearest structure except on those properties where previous construction occurred pursuant to a previous code. Fencing within the five (5) foot separation area shall be of noncombustible material or modified one-hour fire-resistance-rated construction.
- T. All fences or walls required adjacent to fuel modification areas or wildland areas as conditions of approval for a development project shall be constructed of noncombustible materials as defined in the California Building Code. All other fences, including those on the interior of such development project, are not subject to this requirement, except as required in IV.S. above.
- U. Additional requirements: Dependent upon specific conditions of the site, such as fire flow, building separation, road conditions, slope, vegetation, etc., or combination thereof, the responsible fire authority may require any structures to meet more stringent construction standards as additional mitigation to the fire threat. Such standards include, but are not limited to, full perimeter exterior walls to be constructed to the modified or full one-hour construction standards, sprinklers, soffitted eaves, etc.



FIRE SAFETY (FS) OVERLAY DISTRICT

WOOD SIDED STRUCTURES

The following options are suggested methods of construction for wood sided buildings subject to a modified one-hour exterior wall requirements as specified in the FS1, FS2 and FS3 areas.

A. PLYWOOD:

Exterior side-one layer 5/8" Type X gypsum sheathing, applied parallel to 2x4 or 2x6 wood studs, 16" on center with galvanized roofing nails, 1 3/4" long, 0.120" shank, 7/16" or 1/2" head, 7" on center in the field and at top and bottom plates, 4" on center at side perimeters. Exterior type plywood (3/8" minimum) to be attached over the gypsum sheathing to studs. Nailing and thickness of the plywood as required per manufacturer's specifications and Table 23-I-K-1 of the California Building Code for plywood applied over gypsum sheathing or per engineer's specifications.* When Table 23-I-K-1 is used it will usually result in 10d common nails or 10d galvanized box nails. Both of these 10d nails are 3" in length. Substitution with a shorter nail is not allowed.

B. DROP SIDING:

Exterior surface with 3/4" drop siding over 1/2" gypsum sheathing on 2x4 wood studs at 16" on center. Gypsum sheathing nailing with 1 3/4" by No. 11 gauge by 7/16" head galvanized nails at 8" on center. Siding nailed with galvanized smooth box nails of a size sufficient to penetrate a minimum of 1 1/2" into the framing members.*

C. Other methods may be acceptable provided they can be documented with a specific listing or approval.

*The gypsum sheathing and siding are to be nailed independently of each other. The inspector is to be called for spot inspections to verify the nailing. Cooler or roofing nails shall not be used to nail the siding material, but may be used for the drywall only.